



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

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March 10, 2011

### **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. March, 2010)**

1. Title; Project Number(s); Environmental Log Number:  
Otay Hills Aggregate Mining And Inert Debris Landfill Project  
3300 04-004; 3310 04-001; ER 04-19-004; SCH# 2005051151
2. Lead agency name and address:  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
3. a. Contact Jim Bennett, Project Manager  
b. Phone number: (858) 694-3820  
c. E-mail: [jim.bennett@sdcounty.ca.gov](mailto:jim.bennett@sdcounty.ca.gov).

4. Project location:

The Otay Hills property is located in portions of Sections 29 and 32, Township 18 South, Range 1 East, San Diego County, California. The site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains. The site is 2.5 miles northeast of the Otay Mesa Border Crossing and 2.3 miles east of the SR-125/Otay Mesa Road intersection.

Thomas Brothers Coordinates: Page 1332, Grid D/7, E/7  
Page 1352, Grid D/1, D/2, E/1, E/2

5. Project Applicant name and address:

Superior Ready Mix  
1508 W. Mission Road  
Escondido, Ca 92029

6. General Plan Designation

Community Plan:	Otay Subregional Plan Area
Land Use Designation:	(21) Specific Plan Area – Mixed Industrial (MI) and Rural Residential (RR)
Density:	MI - no density designated; RR – 0.05

7. Zoning
- |                          |                                   |
|--------------------------|-----------------------------------|
| Use Regulation:          | S88                               |
| Minimum Lot Size:        | MI - 30,000 sq.ft.; RR - 20 acres |
| Special Area Regulation: | G; B, Por G                       |

8. Description of project:

The proposed project is an application for a Specific Plan Amendment (SPA), Major Use Permit (MUP) and Reclamation Plan (RP) for the Otay Hills Aggregate Mining and Inert Debris Landfill Project. The project is located within six parcels (APNs 648-050-13, 14; 648-080-13, 14, 25; and, 648-040-39, 40 that total approximately 434 acres. The MUP project area consists of 110 acres upon which the mining of construction aggregates, materials processing, and inert debris landfill operations will occur. The balance of the 434-acre area would be placed in biological open space. Primary access to the site would be from the east end of Calzada De La Fuente which connects to Alta Road one-half mile north of Otay Mesa Road.

The proposed project area is subject to the General Plan Land Use Designation (21) Specific Plan Area and the Zoning is S88 (Specific Planning Area). The MUP site is within the East Otay Mesa Specific Plan Area (EOMSP), in the Otay Subregional Plan Area. Based on Section 3.1 of the EOMSP, the proposed aggregate mining and inert debris landfill activities require approval of a MUP and RP. The proposed site is located within two land use designations (mixed industrial and rural residential) of the EOMSP. The SPA is proposed to establish a long-term land use policy for the area proposed for extractive operations and inert debris landfill activities. Approximately 84 acres of the 110-acre MUP area would be converted to mixed industrial land use designation from the rural residential designation by the SPA. An additional 6 acres of adjacent offsite land to the west of the project site would be converted to mixed industrial land use designation from the rural residential designation by the SPA. The SPA would also convert 33.9 acres of mixed industrial to the rural residential land use designation north and east of the MUP area, where open space is proposed by the project. The 84 acres of onsite land that would be converted to mixed industrial land use also carries the designation of Major Amendment area under the Multiple Species Conservation Program (MSCP). Because the project proposes to impact this area, a Major Amendment to the MSCP must be processed with the U.S. Fish and Wildlife Service (USFWS) which necessitates the preparation of a joint CEQA/NEPA document.

Approximately 86 million tons of mineral resources would be extracted from, and 58 million tons of inert debris would be deposited into the site over a period of approximately 120 years+/- . Operations would include:

- Phased recovery of rock resources
- Materials processing
- Concrete Batch Plant
- Cement Treated Base Plant
- Asphalt Batch Plant
- Recycling of Asphalt and Concrete products
- Inert Debris Engineered Fill Operation (IDEFO)

Most processing activities would take place on a 16-acre area at the northern portion of the 110-acre site covered by the Major Use Permit and Reclamation Plan. Equipment maintenance and export of material could occur 24 hours per day. Anticipated levels of mineral production are between 0.6 and 1.1 million tons per year. Blasting would occur once per week following drilling of bore holes 3 to 6 inches in diameter and 45 feet deep, in a 60 by 120 foot grid. The proposed extraction and processing operations are anticipated to require 75 acre-feet per year (afy) of water. The project would initially obtain imported water from the Otay Water District to meet all of the project's demands. While the deep pit is being excavated, excess runoff from rainfall and seepage from groundwater that drain into the pit would augment imported water and would be stored for use in ponds in the processing area, or within the active pit. Proposed water demands at the project site include materials washing (23 afy), pit and haul road dust control (22 afy), and plant dust control (11 afy). The concrete batch plant would use approximately 19 afy. At the peak of both aggregate production and IDEFO operations, average daily trips (ADT) could total approximately 1200 to 1500. Reclaimed water may be provided to the area in the near future and could be utilized by the project if available.

Site operations are proposed to occur in four phases:

Phase 1 would include site preparation and construction of the site office and plant equipment. This phase would last approximately one year.

Phase 2 would include rock extraction and materials processing activities. Rock extraction would occur to the natural grade elevation of land immediately west of the site. This phase is expected to take approximately 21 to 26 years, cover an area of approximately 96 acres, and result in the extraction of 22 million tons of material.

Phase 3 would include additional extraction of aggregate resources within the Phase 2 footprint to a maximum depth of 525 feet below the existing grade. Approximately 64 million tons of material would be extracted over an additional 58 to 75 years.

Approximately 4 years after Phase 3 commences, the inert debris landfill operation (IDEFO), or Phase 4, would begin. Inert debris would include

excavated soil material from development projects, clean demolition materials, and possibly concrete, asphalt, and rock. The backfilling operation would be supervised by a geotechnical engineer to ensure that materials are adequately compacted to promote future land use on the site. Phase 4 is expected to last some 21 years beyond the extraction operation (Phase 3), or a total of up to 92 years, and deposit some 58 million cubic yards of inert debris back into the extraction area.

Reclamation of the site will be ongoing but final reclamation would occur when all operations have been completed. This would include final grading to establish a final landform, removal of plant equipment, application of topsoil resources to the slopes created during the Phase 2 mining operations, and revegetation. The concrete and asphalt batch plants could remain on the site as an ongoing industrial operation.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project site is located at the eastern extension of Otay Mesa Road on the southwestern flank of the San Ysidro Mountains, approximately one mile east of the intersection of Otay Mesa Road and Alta Road. The site is approximately 2.5 miles northeast of the Otay Mesa Border Crossing and approximately 2.3 miles east of the SR-125/Otay Mesa Road intersection.

The property is within the *Rural Residential* and *Mixed Industrial* land use designations of the EOMSP area. The project site is currently undeveloped and undisturbed, with the exception of a few dirt roads that transect the site that are used by the U.S. Border Patrol. The project site is located within Major and Minor Amendment areas of the Multiple Species Conservation Program (MSCP). The area immediately surrounding the site is primarily undeveloped, except for the Calpine Electrical Generating Plant which lies immediately west of the northern portion of the project site. Land under Bureau Of Land Management ownership, including area designated as the Otay Mountain Wilderness lies less than 1 mile east of the project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<b><u>Permit Type/Action</u></b>	<b><u>Agency</u></b>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Reclamation Plan	County of San Diego
County Right-of-Way Permits	County of San Diego
Improvement Plans	County of San Diego
Groundwater Wells and Exploratory or Test Borings Permit	County of San Diego
Water Well Permit	County of San Diego
State Highway Encroachment Permit	CalTrans

401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 – Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
Section 7 - Consultation or Section 10a Permit – Incidental Take	US Fish and Wildlife Services (USFWS)
MSCP Major Amendment	US Fish and Wildlife Services (USFWS) / CA Department of Fish and Game (CDFG)
Air Quality Permit to Operate – Title V Permit	Air Pollution Control District (APCD)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Industrial Storm water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Water District Approval	Otay Water District
Fire District Approval	San Diego Rural Fire Protection District
IDEFO	Integrated Waste Management Board – State of California

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> <a href="#">Aesthetics</a>               | <input type="checkbox"/> <a href="#">Agriculture and Forest Resources</a>           | <input checked="" type="checkbox"/> <a href="#">Air Quality</a>                        |
| <input checked="" type="checkbox"/> <a href="#">Biological Resources</a>     | <input checked="" type="checkbox"/> <a href="#">Cultural Resources</a>              | <input checked="" type="checkbox"/> <a href="#">Geology &amp; Soils</a>                |
| <input checked="" type="checkbox"/> <a href="#">Greenhouse Gas Emissions</a> | <input checked="" type="checkbox"/> <a href="#">Hazards &amp; Haz. Materials</a>    | <input checked="" type="checkbox"/> <a href="#">Hydrology &amp; Water Quality</a>      |
| <input checked="" type="checkbox"/> <a href="#">Land Use &amp; Planning</a>  | <input type="checkbox"/> <a href="#">Mineral Resources</a>                          | <input checked="" type="checkbox"/> <a href="#">Noise</a>                              |
| <input type="checkbox"/> <a href="#">Population &amp; Housing</a>            | <input checked="" type="checkbox"/> <a href="#">Public Services</a>                 | <input type="checkbox"/> <a href="#">Recreation</a>                                    |
| <input checked="" type="checkbox"/> <a href="#">Transportation/Traffic</a>   | <input checked="" type="checkbox"/> <a href="#">Utilities &amp; Service Systems</a> | <input checked="" type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

_____ Signature	_____ March 10, 2011 Date
_____ Robert Hingtgen Printed Name	_____ Land Use/Environmental Planner Title

## **INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

**Potentially Significant Impact:** The quarrying of rock resources and backfilling with inert debris would occur in phases over the 112-acre site, and over a period potentially lasting over 100 years. The project would require the excavation of materials, construction of access routes, construction of a processing facility, storage of excavated materials in stock piles, and backfilling with inert debris on the project site. Based on a site visit completed by County staff on November 17, 2010, the project site is visible from a scenic vista comprised of the Otay Mountain Wilderness to the north and east of the project site. The project would result in substantial landform modification and physical changes to the site from the proposed project may result in substantial adverse effects on the scenic vista. This potential impact will be analyzed and discussed within the Aesthetics section of the EIR and within the Visual Impact Analysis report for this project.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.



**Potentially Significant Impact:** The project site is located 2.3 miles east of SR-125, a Third Priority Scenic Route per the County's General Plan Scenic Highway Element. The project would result in substantial landform modification and physical changes to the site that might be visible from SR-125. This potential direct and/or cumulative impact will be analyzed and discussed within the Aesthetics section of the EIR and within the Visual Impact Analysis report for this project.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The proposed project will result in a significant alteration of the existing undeveloped landform over the 112-acre proposed MUP area. The existing visual character of the project site in relation to the surrounding area will be altered. This change in visual character and quality of the environment will be analyzed and discussed in the Visual Impact Analysis report and Aesthetics section of the EIR for this project.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact With Mitigation:** The proposed project will require night-time lighting for security, equipment maintenance, and material export and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 34 miles southwest of the Mount Laguna Observatory. However, operations should not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 59.101-59.115), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights, as well as EOMSP lighting requirements. A lighting plan is required to address this potential impact on the night-time sky and compliance with EOMSP lighting requirements, and will be discussed in the EIR.

## **II. AGRICULTURE AND FORESTRY RESOURCES** -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site and surrounding area within a radius of 1 mile has land designated as Grazing Land and Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. However, the project was determined not to have significant adverse impacts related to the conversion of this farmland as the project site has no historical agricultural use. Grazing and/or dryland farming on lands to the west has not occurred for over a decade or more due to the transition to industrial and commercial land uses as envisioned by the EOMSP.

Therefore, no conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project. Therefore, no potentially significant project or cumulative level impacts to agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance are foreseen due to conversion to a non-agricultural use.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site is zoned S-88 with an underlying land use designation of either mixed industrial or rural residential pursuant to the EOMSP. This is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not

conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** The project site and surrounding area within a radius of 1 mile has land designated as Grazing Land and Farmland of Local Importance. However, the project was determined not to have significant adverse impacts related to the conversion of this farmland as the project site has no historical agricultural use. Grazing and/or dryland farming on lands to the west has not occurred for over a decade or more due to the transition to industrial and commercial land uses as envisioned by the EOMSP.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The proposed project does propose a change in the Specific Plan land use designations, which could increase the future density or use of the site beyond what was anticipated in the SANDAG growth projects that were used in the development of the RAQS and the SIP. The project also proposes an aggregate mining and inert debris landfill operation that may result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board from extraction, processing and stockpiling operations and vehicle trips generated by the proposed project. Therefore, because the proposed project may conflict with either the RAQS or the SIP, an air quality analysis of project-generated emissions must be prepared and included and discussed in the EIR. Likewise, the analysis shall address the project's contribution to a cumulative air quality impact.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

The project has the potential to significantly contribute to the violation of air quality standards or significantly contribute to an existing or projected air quality violation, primarily related to extraction, processing and stockpiling operations and vehicle trips generated by the proposed project. Therefore, the project is required to provide an air quality analysis and discuss the project's potential impacts in the EIR and supporting air quality analysis.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|

- ☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Potentially Significant Impact:** San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone ( $O_3$ ). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns ( $PM_{10}$ ) under the CAAQS.  $O_3$  is formed when volatile organic compounds (VOCs) and nitrogen oxides ( $NO_x$ ) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of  $PM_{10}$  in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The project has the potential to result in a cumulatively considerable net increase of criteria pollutant for which the region is non-attainment, primarily related to extraction, processing and stockpiling operations and vehicle trips generated by the proposed project. Therefore, the project is required to provide an air quality analysis that includes a cumulative analysis of the project in the context of all past, present and reasonably anticipated future projects within the project area. This analysis will also be discussed in the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

**No Impact:** Based on a site visit conducted by staff on November 17, 2010 sensitive receptors have not been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Less Than Significant Impact:** The project could produce objectionable odors, which would result from diesel emissions and the inert debris landfill operation. However, given the current location of the project and the nature of the odors, these impacts are not expected to affect a substantial number of people because the nearest residential use is over one mile to the west of the site, and prevailing winds are from the west. As such, impacts as a result of odors generated by the proposed project will be less than significant. Moreover, the affects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor. A list of past, present and future projects within the surrounding area were evaluated and none of these projects are known to potentially create objectionable odors.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project site and immediate vicinity contain a number of sensitive habitats, including Mule Fat Scrub, Diegan Coastal Sage Scrub, Southern Mixed Chaparral, Chamise Chaparral, and Grasslands. Impacts to these habitats would be considered "significant" pursuant to CEQA.

The project site and vicinity also potentially contain a large number of sensitive animal and plant species, impacts to which would be considered "significant" pursuant to CEQA. These may include, but are not limited to, Quino Checkerspot Butterfly, Coastal California Gnatcatcher, Western Burrowing Owl, and Otay Tarplant, Variegated Dudleya, San Diego Barrel Cactus, San Diego Marsh Elder, and Tecate Cypress.

In order to accurately determine impacts to sensitive species and their habitats, a comprehensive biological resources survey and analysis must be conducted that evaluates all potential adverse effects to such resources. Due to these factors, it has been found that the project may result in significant impacts to sensitive biological resources and therefore, will be analyzed within the context of the EIR and Biological Resources Technical Report.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** Much of the project will occur within sensitive natural vegetation communities that have been identified within the County Multiple Species Conservation Program (MSCP). Although the project is located within the boundaries of this regional conservation plan, it requires a major amendment the plan. The project proposes the restoration and reclamation of the property at the terminus of the project. Therefore, additional information is needed from the applicant detailing project procedures, potential impacts, and recovery/restoration methods in accordance with the goals of the MSCP. Due to these factors, it has been found that the project may result in significant impacts to sensitive habitats and/or natural communities and therefore, will be analyzed within the context of the EIR and Biological Resources Technical Report.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The site contains wetland habitats that, if impacted, may result in significant alterations to known watersheds or wetlands considered to be jurisdictional by the Army Corps of Engineers and would potentially require a 401 and/or 404 Permit under the Clean Water Act. Impacts to these wetlands or watersheds may not be avoidable based on the nature of the proposed project. Therefore, the project may result in a significant impact unless mitigation alternatives can be proposed. Due to these factors, it has been found that the project may result in significant impacts to wetlands and therefore, will be analyzed within the context of the EIR and Biological Resources Technical Report.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** Areas potentially used by wildlife for nesting and migration may exist within the boundaries of the project site. Evaluation of temporary and/or long-term effects of the project on any corridors or linkages will be included and discussed within the context of the EIR and Biological Resources Technical Report. Should impacts to wildlife corridors be identified as a result of the impacts analysis, the applicant will be required to demonstrate the mitigation, and how wildlife movement paths or nursery areas will be protected and maintained in the future.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project is for a Major Use Permit for an aggregate mining and inert debris landfill operation, which is exempt from compliance with the Resource Protection Ordinance (RPO) pursuant to Section 86.605(d). However, conformance with the County's RPO conditions for exemption as defined in Section 86.605(d) must be demonstrated for approval of the MUP.

The proposed project is within Major and Minor Amendment Areas of the Multiple Species Conservation Program (MSCP). Therefore, amendments will be required for conformance with the MSCP and Biological Mitigation Ordinance (BMO).

All potential conflicts with the MSCP and RPO exemption requirements will be discussed in the Biological Resources Technical Report and in the EIR.

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Based on a review of the EIR prepared for the EOMSP it has been determined that there may be historical resources present within the project site. The project has been previously surveyed; therefore, a review of survey(s) completed on the site is required to determine the absence and/or presence of historical resources and the potential effects of the proposed project on such resources. If historical resources are present, an assessment of the resources will be required to determine their significance pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA). The project is for a Major Use Permit for an aggregate mining and inert debris landfill operation, which is exempt from compliance with the Resource Protection Ordinance (RPO) pursuant to Section 86.605(d). The results of the cultural survey must be discussed in the context of the EIR and Cultural Resources Report prepared for the project.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|



- ☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Potentially Significant Impact:** Based on a review of the EIR prepared for the EOMSP it has been determined that there may be archaeological resources within the project site. The project has been previously surveyed; therefore, a review of the survey(s) completed on the site is required to determine the absence and/or presence of archaeological resources and the potential effects of the proposed project on such resources. If archaeological resources are present, an assessment of the resources will be required to determine their significance pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA). The project is for a Major Use Permit for an aggregate mining and inert debris landfill operation, which is exempt from compliance with the Resource Protection Ordinance (RPO) pursuant to Section 86.605(d). The results of the cultural survey must be discussed in the context of the EIR and Cultural Resources Report prepared for this project.

c) Directly or indirectly destroy a unique geologic feature?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

**No Impact:** The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- ☒ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

**Potentially Significant Impact:** A review of the paleontological resource maps prepared by the San Diego Museum of Natural History indicates that a portion of the project site is within the Otay Formation. This formation has been assigned a high sensitivity because of the occurrence of important remains of diverse assemblages of terrestrial vertebrates. Therefore, based on the paleontological resource maps the proposed project is located in an area that is likely to contain important fossil remains. In response to this potential impact, paleontological monitoring will be required during appropriate phases of the project to mitigate any potential impacts. Discussion of

potential impacts to paleontological resources and mitigation will be included within the context of the EIR prepared for this project.

- e) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Based on a review of the EIR prepared for the EOMSP it has been determined that there are archaeological resources within a one-mile perimeter of the project. The project site has been previously surveyed; therefore, a review of the survey(s) to determine the absence and/or presence of human remains is required pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA). If human remains are discovered, the County Coroner shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains. The results of the cultural survey must be discussed in the context of the EIR and Cultural Resources Report prepared for this project.

**VI. GEOLOGY AND SOILS** -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?  
Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

- ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less Than Significant Impact:** To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**Potentially Significant:** The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. However, the project proposes to backfill the deep pit mine with engineered fill (approximately 500 feet in depth) consisting of inert debris to return the elevation of the ground surface after mining to the elevation of the land to the west of the site. Thus, a large portion of the project footprint will ultimately be underlain with artificial fill that could be susceptible to settlement or ground failure that could be exacerbated by seismic activity.

A geotechnical report is required to address design and construction specifications concerning sub-grade preparation, suitability of the various types of fill material anticipated to be imported to the site (construction demolition debris including asphalt, concrete, rock, soil, fines, etc.), fill placement, and testing and documentation requirements necessary to have 500 feet of adequately compacted backfill for the proposed end use of industrial pads. The geotechnical report will be included as an appendix to the EIR and these geotechnical issues will be discussed in the EIR.

iv. Landslides?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The site is located within a very low to marginal landslide susceptibility zone. Review by County staff has determined that the project area does not show evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity. However, the project will create slopes in excess of 100 feet high with a maximum cut slope ratio of 0.5:1. The project is subject to the Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board regulations for surface

mining and reclamation practice (CCR Title 14, Chapter 8, Article 1, Section 3500 et seq.; Article 9, Section 3700 et seq.). CCR Section 3502 (b)(3) stipulates that whenever final slopes approach the critical gradient, the slope stability will be analyzed for the type of material involved. A Geotechnical Report containing an engineering analysis of the slope stability of the reclaimed slopes has been requested. The results of the Geotechnical Report must be discussed in the context of the EIR prepared for the project. Due to these factors, it has been found that the project may result in significantly increased landslide potential and therefore, will be analyzed within the context of the EIR and Geotechnical Report.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project is for an aggregate mining and inert debris landfill that will result in unprotected erodible soils on excavated slopes and material stockpiles, and will alter topography and drainage patterns. Due to these factors, it has been found that the project may result in significantly increased erosion potential and therefore, will be analyzed within the context of the EIR and supporting technical documents.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The proposed project is consistent with the geological formations underlying the site and is located within a very low to marginal landslide susceptibility zone. The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California.

However, as stated above, the project will create steep slopes that warrant the need for the preparation of a Geotechnical Report containing an engineering analysis of the slope stability of the graded and reclaimed slopes. Due to these factors, it has been found that the project may result in significantly increased potential for geologic hazards landslide potential and therefore, will be analyzed within the context of the EIR and Geotechnical Report.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project does not contain expansive soils as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on-site are SnG (San Miguel-Exchequer rocky silt loams), HrD (Huerhuero loam), and DaD and DaC (Diablo clay). The SnG (San Miguel-Exchequer rocky silt loams) and HrD (Huerhuero loam) soil types occur within the extraction area. However, all of the on-site soils have a high shrink-swell behavior and represent substantial risks to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. In addition, the project proposes to backfill the deep pit mine with engineered fill consisting of inert debris to return the elevation of the ground surface after mining to the elevation of the land to the west of the site. The depth of fill material proposed is approximately 500 feet. Through reclamation of the site following aggregate extraction and inert debris landfilling, the site must be acceptable for mixed industrial land uses.

A Reclamation Plan is required to address the methods in which reclamation, including reestablishment and revegetation of the site, will be accomplished for the project. Any expansive soil materials used to reclaim the site may result in potentially significant impacts for future uses of the site. The Reclamation Plan will include discussion/analysis regarding the type of materials that will be used for the reclaiming of the site, the intended future use of the site following reclamation. The Reclamation Plan will be included as an appendix to the EIR and discussed in the EIR.

A geotechnical report is required to address design and construction specifications concerning sub-grade preparation, suitability of the various types of fill material anticipated to be imported to the site (construction demolition debris including asphalt, concrete, rock, soil, fines, etc.), fill placement, and testing and documentation requirements necessary to have 500 feet of adequately compacted backfill for the proposed end use of industrial pads. The geotechnical report will be included as an appendix to the EIR and these geotechnical issues will be discussed in the EIR.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is for a Major Use Permit for aggregate mining and inert debris landfill. Portable toilets will be provided for use by employees of the operation. The project does not propose any septic tanks or alternative wastewater disposal systems for disposal of human waste. It is anticipated that future uses of the project site will be served with public sewer by the Otay Water District.

**VII. GREENHOUSE GAS EMISSIONS** – Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region<sup>1</sup> identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from "business-as-usual" emissions to achieve 1990 emissions levels by the year 2020. "Business-as-usual" refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

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<sup>1</sup> San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway and SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) which will be a new element of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper<sup>2</sup> that covers methods for addressing greenhouse gas emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

GHG emissions from the project will be generated from vehicle trips, water consumption, disturbance of soils, consumption of fossil fuels to run various equipment, and production of concrete and asphalt. The project will complete a GHG emissions analysis including an inventory of GHG emissions. This information will be presented in

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<sup>2</sup> See CAPCOA White Paper : "CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*" January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

the technical report and EIR. Any potential impacts will be evaluated and mitigation measures identified as necessary.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

GHG emissions from the project will be generated from vehicle trips, water consumption, disturbance of soils, consumption of fossil fuels to run various equipment, and production of concrete and asphalt. The project will complete a GHG emissions analysis including an inventory of GHG emissions to determine whether it would impede the implementation of AB 32 GHG reduction targets. This information will be presented in the technical report and EIR. Any potential impacts will be evaluated and mitigation measures identified as necessary.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The proposed project does require blasting to mine aggregate materials from the site. The transfer, storage, and use of the blasting materials may result in a significant risk of accidental explosion. The project will also involve the use and storage of diesel fuel, gasoline, lubricants, solvents, and coolant. The transfer, storage, and use of the blasting materials and other potentially hazard materials will be described in the EIR along with those regulations that govern these activities. Additionally, a SDG&E electric transmission line and easement traverses the project site and a natural gas line and easement are located adjacent to the western boundary of the site. Damage to these facilities could result in a significant hazard to the public and environment. Therefore, the project applicant must provide a plan to demonstrate that all proposed site activities will be compatible with these facilities. This



plan and any identified mitigation or design measures will be discussed within the EIR prepared for this project.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area related to proximity to an airport.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area related to proximity to a private airstrip.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

- i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for

each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY  
RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE  
RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the plan development and implementation occur independent of the proposed project, and the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant Impact With Mitigation Incorporated:** The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated

Fire Code for the 16 Fire Protection Districts in San Diego County. A Fire Protection Plan is required for the proposed project and will be discussed within the EIR prepared for this project.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant With Mitigation Incorporated:** The project includes ponds in the processing plant area that will be used primarily for material washing and dust control. In addition, rainwater and groundwater may collect in the mining excavation area. These may result in water standing for a period of 72 hours (3 days) or more. Therefore, the project may expose people to significant health risk involving vectors. The project will be required to develop a Vector Management Plan for approval by the County Department of Environmental Health, Vector Surveillance Program that ensures people will not be exposed to substantial risk from vectors. Potential impacts will be evaluated in the EIR and any necessary mitigation measures will be identified.

**IX. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any waste discharge requirements?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Permits regulating industrial stormwater runoff include NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities. One of the requirements through the Industrial Storm Water Permit, which is obtained from the State Water Resources Control Board, is the preparation of a Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit controls and allows for the discharge of stormwater associated with industrial activities and is needed for industrial businesses falling within certain categories or that conduct business under certain Standard Industrial Classification codes. The project may also need to discharge groundwater or rainwater that accumulates in the pit excavation area which could impact water quality in surface waters and would require a waste discharge permit from the Regional Water Quality Control Board. Compliance with these regulations relating to waste discharge will be analyzed within the context of the EIR and supporting technical documents such as the groundwater investigation, SWPPP, and/or Storm Water Management Plan (SWMP).

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project lies in the Water Tanks (911.12) hydrologic subareas, within the Tijuana hydrologic unit. Portions of the Tijuana River watershed are impaired. The Tijuana River is impaired for bacteria indicators, eutrophication, low dissolved oxygen, pesticides, solids, synthetic organics, trace elements, and trash; Tijuana River Estuary is impaired for bacteria indicators, eutrophication, lead, low dissolved solids, nickel, pesticides, thallium, trash, and turbidity; and the Pacific Ocean at the Tijuana River mouth is impaired for bacteria indicators.

The project is for an aggregate mining and inert debris landfill that could contribute additional pollutants to the Otay and Tijuana hydrologic units. Therefore, the EIR and SWMP must discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed as required by the Watershed Protection Ordinance (WPO).

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project lies in the Otay River (910.20) and Spring Canyon (911.12) hydrologic subareas, within the Otay and Tijuana hydrologic units. The Otay River Watershed have the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and groundwater: municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; wildlife habitat; and, rare, threatened, or endangered species habitat.

The Tijuana River Watershed has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs, lakes and groundwater: municipal and

domestic supply; agricultural supply; industrial process supply, industrial service supply; freshwater replenishment; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; preservation of biological habitats of special significance; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

As proposed, the project could cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Therefore, the EIR and SWPP must discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed as required by the WPO. Also, the EIR must discuss how potential pollutants will be reduced in any runoff to the maximum extent practicable such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. However, the project may use groundwater for processing and dust control. The estimated water consumption for the project is 75 acre-feet per year (afy). The project does anticipate on using excess surface water that accumulates within the excavation pit in wetter than average years. Therefore, there will be periodic withdrawals of water that could have potentially recharged the groundwater system. This potential impact to groundwater resources will be analyzed within the context of the EIR and required groundwater investigation.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project is for an aggregate mining and inert debris landfill that will result in unprotected erodible soils including material stockpiles, and will alter existing drainage and topography. Due to these factors, the project may result in

significantly increased erosion or siltation on- and off-site and therefore, will be analyzed within the context of the EIR and Preliminary Drainage Study.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project will alter existing topography and drainage patterns of the site. Therefore, the EIR and Preliminary Drainage Study must analyze and discuss the project's affect on surface runoff.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project will alter existing topography and drainage patterns. Therefore, the EIR and Preliminary Drainage Study must analyze and discuss the project's affect on surface runoff.

- h) Provide substantial additional sources of polluted runoff?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The project will have several potential sources of polluted runoff primarily from, but not limited to, on-site equipment, maintenance, asphalt and concrete processing, material stockpiles, and trucking activities. Therefore, the EIR must analyze and discuss appropriate site design measures and/or source control BMPs and/or treatment control BMPs that will be employed as required by the WPO. Also, the EIR must discuss how potential pollutants will be reduced in any runoff to the maximum extent practicable, such that the project will not result in any substantial additional sources of polluted runoff.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
---	---

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** The project does not propose any housing as part of the project description.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** No 100-year flood hazard areas were identified on the project site [or off-site improvement locations]; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

- l) Inundation by seiche, tsunami, or mudflow?

- ☒ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

- i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

- ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.



iii. MUDFLOW

**Less Than Significant Impact:** Mudflow is type of landslide. Though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils. Unless upstream areas were to become completely denuded in an event such as a fire, mudflow would not present a substantial risk to the site. Additionally, once the overburden materials are removed from the site, deep pit mining proposed will consist of excavation through bedrock materials with little to no soil content. Without soil content, mudflows are not possible. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**X. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project proposes an Amendment to the EOMSP that would change the designation of 33.9 acres of land designated as Mixed Industrial to Rural Residential immediately north and east of the 112-acre impact area. The project also proposes to change the designation of 90.0 acres of land currently designated as Rural Residential to Mixed Industrial, within and to the west of the 112-acre impact area. These changes to the land use designations will be analyzed in the EIR.

The project also proposes to conduct blasting to enable the extraction of aggregate from the site. Storage of explosives is prohibited by the EOMSP. The EIR will need to address how this activity will be conducted while staying in compliance with the EOMSP.

The project also proposes equipment maintenance and export of material that could occur 24 hours per day and require night-time lighting. A lighting plan is required to

address compliance with EOMSP lighting requirements. This issue will also be addressed in the EIR.

**XI. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project proposes an aggregate mining and inert debris landfill which would help supply the region with construction aggregate. Therefore, the project will not result in a loss of mineral resources.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project site is zoned S88, which is not considered to be an Extractive Use Zone (S-82) nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25) (County Land Use Element, 2000). However, the project proposes an aggregate mining and inert debris landfill which would help supply the region with construction aggregate. Therefore, the project will not result in a loss of mineral resources.

**XII. NOISE** -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project would require the extraction, including blasting, processing and hauling of materials and inert debris within the San Diego region. There are no existing residences within a one-mile radius of the project site. However, existing industrial operations are located within the surrounding area. Additionally, the project may result in potential significant impacts to sensitive biological habitats. Noise levels should not exceed the 60 dBA levels in areas where sensitive animal species may be located.

The other major noise impact could result from project-related traffic traveling to and from the project site on a daily basis. The applicant estimates that 526 truck trips per day and 100 average daily trips from employees would occur on Otay Mesa Road and Highway 905 as a result of the proposed project. An analysis of the potential CNEL increase to existing off-site residences or noise sensitive areas is required to satisfy requirements of the County Noise Element. The analysis of project-related traffic depends on the truck route and schedule for the transport of these materials, which must be included in the Reclamation Plan, acoustical analysis, and EIR. The noise study should also evaluate any on-site exterior noise generators to be used on the project such as backhoes and loaders in order to demonstrate they comply with the sound level limits of the County Noise Ordinance (Section 36.404). All of the above information will be included in an acoustical analysis prepared for the proposed project, as well as the EIR.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project would require the extraction, including blasting, processing and hauling of materials and inert debris within the San Diego region. Additional information regarding activities on the site, such as blasting, rock crushing or other proposed activities where groundborne vibrations may result, is necessary. With this additional information, a determination can be made by staff as to whether a potential significant impact from groundborne vibrations will occur as a result of the project and if mitigation is required.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** The project proposes a rock quarry and inert debris landfill that includes the operation of heavy machinery and equipment for the excavation, processing and hauling of materials and inert debris within the San Diego region. The project will result in a considerable permanent (for the life of the major use permit) increase in existing ambient noise levels in the project vicinity as the project site is currently undeveloped and limited development exists nearby. An analysis of the potential CNEL increase to existing off-site noise sensitive receptors is required to satisfy requirements of the County Noise Element. Additionally, the project may result in potential significant impacts to sensitive biological habitats. Noise levels should not exceed the 60 dBA levels in areas where sensitive animal species may be located.

The analysis of project-related traffic depends on the truck route and schedule for the transport of these materials, which must be included in the Reclamation Plan, acoustical analysis, and EIR. The noise study should also evaluate any on-site exterior noise generators to be used on the project such as backhoes and loaders in order to demonstrate they comply with the sound level limits of the County Noise Ordinance (Section 36.404 ). All of the above information will be included in an acoustical analysis prepared for the proposed project, as well as the EIR.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** The rock quarry component of the project includes blasting that is anticipated to occur on a weekly basis. Potential noise impacts from this recurring activity on nearby sensitive biological habitats will be evaluated in the noise study and EIR.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XIII. POPULATION AND HOUSING** -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

**Less than Significant Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, or zone reclassifications. The project may utilize water from the Otay Water District. Should the use of District water be pursued, annexation into the District and extension of water lines will be required. However, the annexation and extension of water to the project area were proposed and addressed in the EIR prepared for the EOMSP, in which the extension of services was found to not be growth inducing. Therefore, the proposed project would not result in impacts from growth inducement.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project will not displace any existing housing since the site is currently vacant.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The proposed project will not displace a substantial number of people since the site is currently vacant.

**XIV. PUBLIC SERVICES**

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause

significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact                                | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Less Than Significant With Mitigation Incorporated:** Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: San Diego Rural Fire Protection District. The project will also require service from the San Diego County Sheriff. The Sheriff's Department requires new facilities in East Otay Mesa to adequately serve that area. The proposed project will be conditioned to contribute to funding the formation of a Community Facilities District and the construction of both an interim Sheriff's Substation and permanent Sheriff's Substation, including, but not limited to, the land acquisition costs associated with the permanent Substation, development costs associated with both Substations, and any land rental costs associated with the interim Substation. Physical impacts of any new construction for a Sheriff's substation will be addressed under a separate permit application. The status of this issue will be discussed, and the condition language will be included in the EIR.

#### **XV. RECREATION**

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

**No Impact:** The project does not propose any residential use, included but not limited to a residential subdivision, mobile home park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XVI. TRANSPORTATION AND TRAFFIC** -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

☒ Potentially Significant Impact ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Public Facilities Element (PFE), the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

**Potentially Significant Impact:** A Traffic Impact Study is required to be prepared that will identify the total ADT that would result from the project, and if necessary, describe the distribution to the roadway network and whether the project will have an impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway

buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

**Potentially Significant Impact:** A Traffic Impact Study is required to be prepared that will identify the total ADT that would result from the project, and if necessary, describe the distribution to CMP designated facilities. If direct and/or cumulative impacts are identified for CMP roadways, mitigation measures will be proposed and discussed to determine whether those impacts can be reduced to less than significant levels.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
---	---



- ☒ Less Than Significant With Mitigation Incorporated      ☐ No Impact

**Less Than Significant Impact With Mitigation:** The proposed project will take access directly off Alta Road. Adequate sight distance will be required for the proposed project based on County requirements. A sight distance study is required for the project for both directions of Alta Road from the project entrance. The results of the sight distance study shall also be discussed in the EIR.

e) Result in inadequate emergency access?

- ☒ Potentially Significant Impact      ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☐ No Impact

**Potentially Significant Impact:** Secondary or emergency access requirements will be addressed in the project Fire Protection Plan and EIR, and by the San Diego Rural Fire Protection District.

f) **Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities ?**

- ☐ Potentially Significant Impact      ☐ Less than Significant Impact  
☒ Less Than Significant With Mitigation Incorporated      ☐ No Impact

**Less Than Significant With Mitigation Incorporated:** A Traffic Impact Study is required to be prepared that will identify the total ADT that would result from the project. The Study will address whether road improvements or new road design features will be required and whether there might be any potential interference with public transit, bicycle or pedestrian facilities. It is not anticipated that this project will generate an increased demand for these facilities, however, if potential interference with any of these facilities is identified it is anticipated that the project will be able to mitigate for those impacts. It is also not anticipated that the project will conflict with any policies, plans, or programs regarding these facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- ☐ Potentially Significant Impact      ☐ Less than Significant Impact  
☐ Less Than Significant With Mitigation Incorporated      ☒ No Impact

**No Impact:** The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). The employees of the

operation will be provided portable toilets, which will be managed by the owner and waste will be transported off site. Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact With Mitigation:** Water lines will be extended to the processing/plant portion of the site that will deliver imported water from the Otay Water District. The water will be used for materials washing, dust control, making concrete, and landscaping. Impacts from construction of the water line will be addressed in applicable technical reports such as the biological technical report and cultural resources report, as part of overall impacts that result from development of the project footprint and any necessary offsite impact areas. These analyses will also be presented in the EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact With Mitigation:** Permits regulating industrial stormwater runoff include NPDES General Permit for Discharges of Storm Water Associated with Industrial Activities and the County's Watershed Protection Ordinance. The project will prepare a Stormwater Pollution Prevention Plan (SWPPP) to address State requirements and a Stormwater Management Plan (SWMP) to address the County's requirements. Any necessary stormwater drainage facilities or other water quality mechanisms required for the aggregate mining and inert debris landfill operations will be outlined in the SWPPP and Preliminary Drainage Study that will be prepared for the project. Potential significant impacts associated with the construction of new stormwater drainage facilities will be evaluated in the SWPPP, SWMP, EIR and other technical reports as necessary.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** The project requires water service from the Otay Water District. A Service Availability Letter from the Otay Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, sufficient water supplies are anticipated to be available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

**No Impact:** The proposed project for a rock quarry and will not produce any wastewater. Portable toilets will be provided for the employees of the project. Therefore, the project will not interfere with wastewater treatment service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Less Than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

**Potentially Significant Impact:** Implementation of the project will generate solid waste such as trash from office and maintenance activities. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.).

However, the project also proposes an inert debris landfill operation that would begin approximately 4 years after the start of proposed Phase 3 deep pit mining, some 25 years after the beginning of mining operations. Details concerning this aspect of the project and compliance with current regulations will be addressed in the EIR.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input checked="" type="checkbox"/>	Potentially Significant Impact	<input type="checkbox"/>	Less than Significant Impact
<input type="checkbox"/>	Less Than Significant With Mitigation Incorporated	<input type="checkbox"/>	No Impact

**Potentially Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to sensitive species and habitat modification, impacts to riparian habitat and wetlands, wildlife corridors, historical and archaeological resources, interred human remains, and paleontological resources. While mitigation has been proposed in some instances that reduce these effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance and would require discussion and analysis of the above issues in the EIR.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past

projects, the effects of other current projects, and the effects of probable future projects)?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to aesthetics, air quality, biology, cultural/historical resources, geology and soils, hazards, hydrology and water quality, noise, traffic, and utilities and services. While mitigation may be proposed that could reduce these cumulative effects to a level below significance, the specific mitigation measures and effectiveness of the mitigation to clearly reduce the impact to a level below significance is unknown. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance. A list of past, present, and future projects will be provided and a detailed analysis will be included in the context of the EIR to address the above potentially significant cumulative impacts.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact          | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

**Potentially Significant Impact:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Greenhouse Gas Emissions, VIII. Hazards and Hazardous Materials, IX. Hydrology and Water Quality, XII. Noise, XIV. Public Services, XVI. Transportation and Traffic, and XVII. Utilities and Service Systems. As a result of this evaluation, there were determined to be potentially significant effects related to the above listed issues. As stated above, in response to XVIII(a) and (b), this project has been determined to potentially meet the Mandatory Findings of Significance and would require discussion and analysis of the above issues in the context of the EIR.

## **XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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